



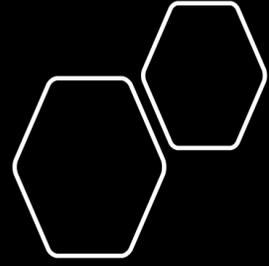
**Fort Hancock 21<sup>st</sup>  
Century Federal  
Advisory Committee**

—  
**October 19  
Public Meeting #40**

## Pledge of Allegiance

I pledge allegiance to the Flag  
of the United States of America,  
and to the Republic for which it stands,  
one Nation under God, indivisible,  
with liberty and justice for all.





# Getting Started

## Agenda Meeting 40

- 9:00 am Meeting called to order
- 9:10 am Leasing Updates
- 10:50 am Break
- 11:00 am Public Comment Period
- 11:30 am Working Group Update
- 12:30 pm General Update
- 12:40 pm Around the Table Comments
- 12:55 pm Key Takeaways and Next Steps
- 1:00 pm Adjourn



# Getting Started

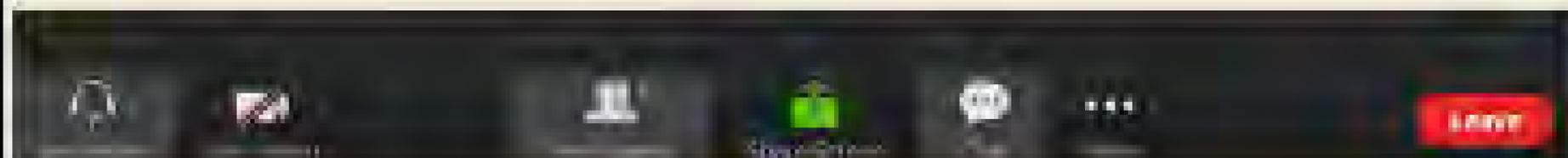
## How Committee Members Contribute

### Discussion protocols:

- Contribute
- Share time
- Ask questions of one another

### To contribute to the discussion:

- Add a comment to the “Chat”
- Raise a “virtual” hand



We encourage you to keep your cameras on and stay on mute unless speaking



# Getting Started

## How Public Participants Contribute

To contribute to the discussion:

- Utilize the Q&A function (located in your toolbar at the bottom of Zoom)
- During the 11:00-11:30 am public comment session, we will enable you to raise a “virtual” hand to share your perspective



- Take the opportunity to provide written comments to NPS following the meeting



# Opportunity for Public Comment



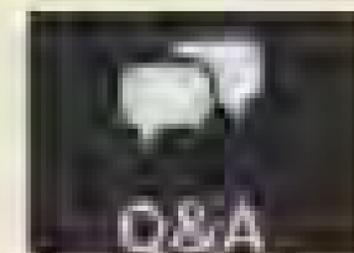
Requests for  
Public Comment

## To contribute to the discussion

Raise a "virtual" hand



Add a comment to the Q&A



Participants are asked to limit remarks to one to two minutes so others may contribute

News media is invited to contact Gateway directly by emailing [Daphne\\_Yun@nps.gov](mailto:Daphne_Yun@nps.gov)



# Leasing Update – October 19, 2022



# General Agreement

## Stillman Development International

### Two Phases:

- Develop Prototypes for two Officers Row Buildings
- Feasibility analysis and, if viable, comprehensive concept plan

### 21 Remaining Buildings - 107,252 SF

- Lieutenants Quarters - 2, 3, 4, 5, 6, 7, 8, 16, and 17
- Captains Quarters - 9, 10, 11, 13, 14, and 15
- Commander's Quarters - 12
- Gas Station – 60
- Mess Halls - 55 and 57
- Civilian Family Quarters – 80 (short term use to support chapel weddings)
- Post Exchange – 70



# FORT HANCOCK RESIDENTIAL BUILDINGS 7 & 12

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Gateway National Recreation Area, Sandy Hook Unit  
Sandy Hook, NJ 07732

PRESERVATION PLAN & SCHEMATIC DESIGN

JUNE 23, 2022

**AYONSTUDIO**  
ARCHITECTURE • PRESERVATION, P.C.

# CONTEXT

FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# CONTEXT



# LOCATION



FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# CONTEXT



# OFFICERS' ROW



FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# CONTEXT



Building Type: Lieutenant's Quarters  
*Buildings 2, 3, 4, 5, 6, 7, 8, 16 and 17.*

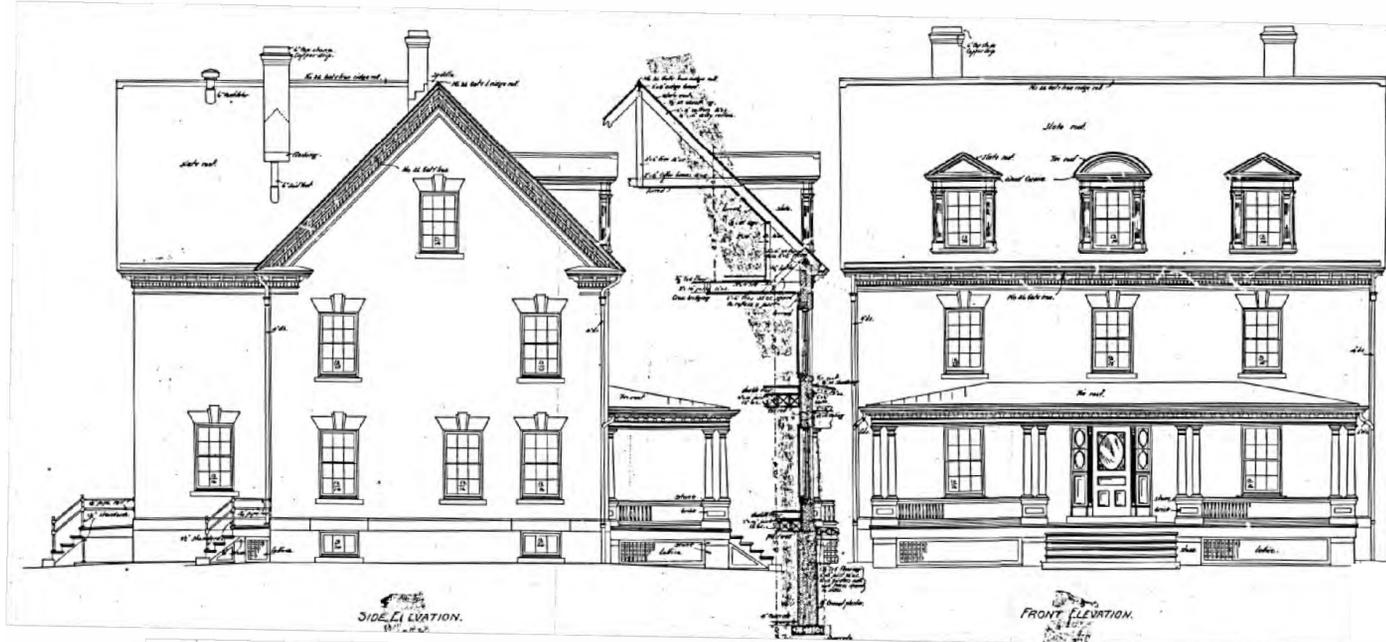
FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

# BUILDINGS 7 AND 12

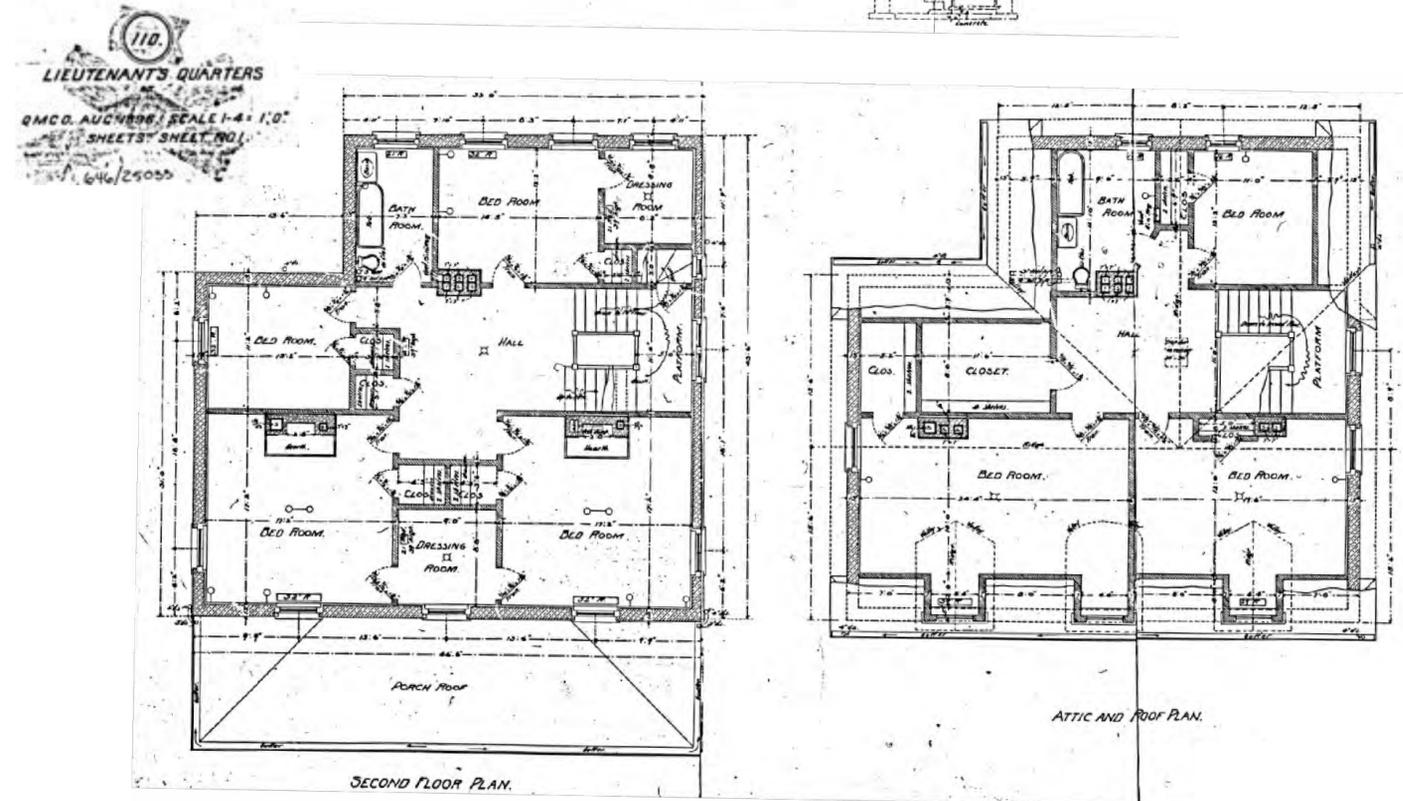
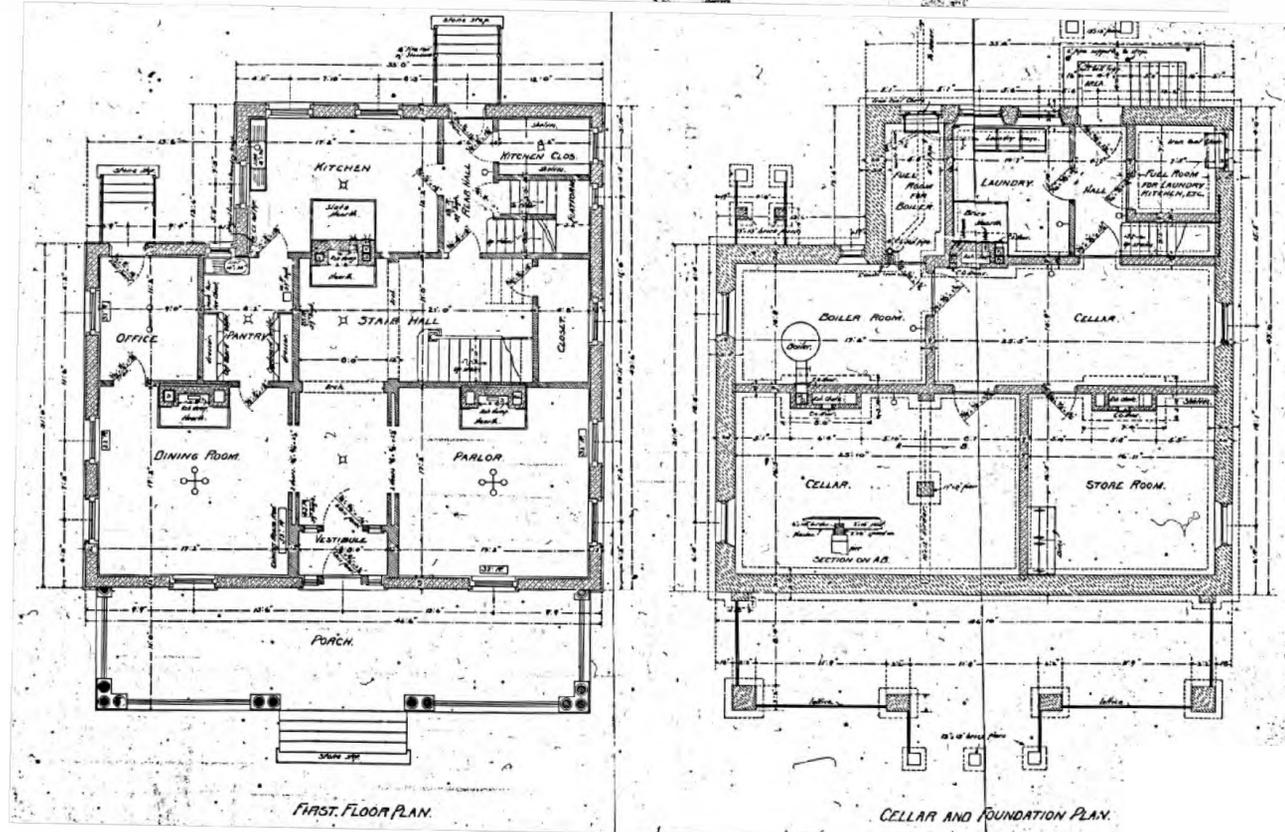
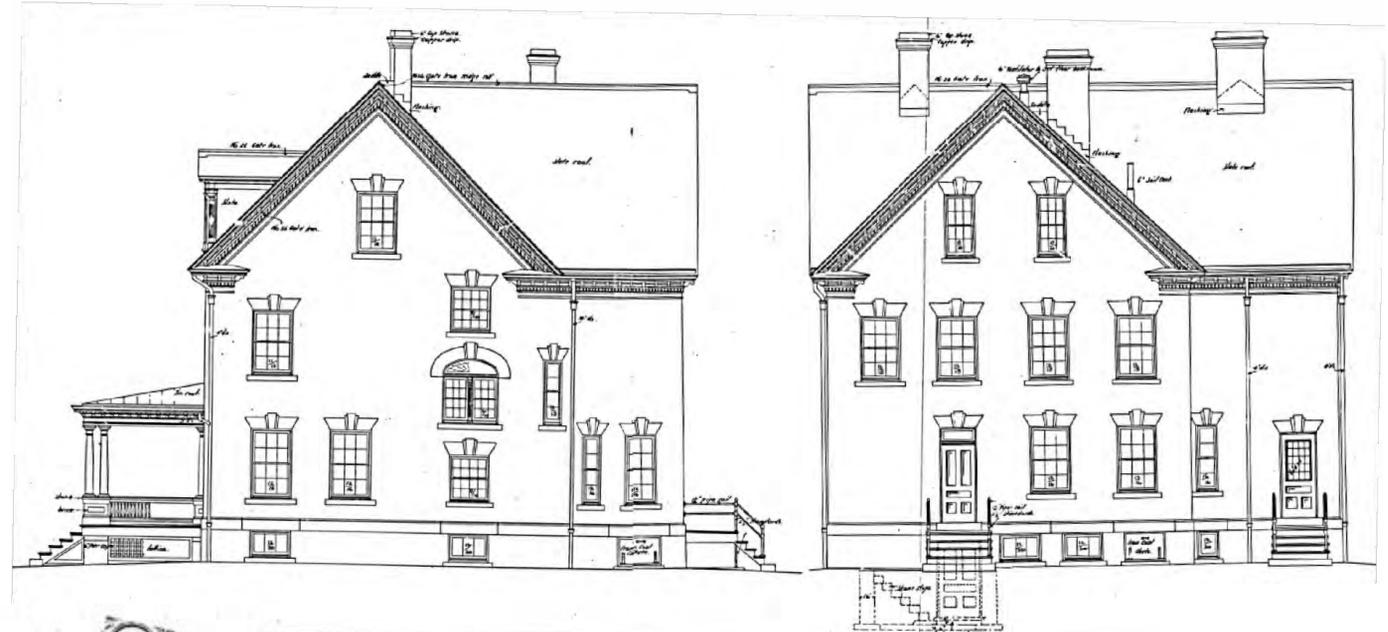


Building Type: Commander's Quarters  
*Unique typology for highest ranking officer:  
building 12.*

# CONTEXT



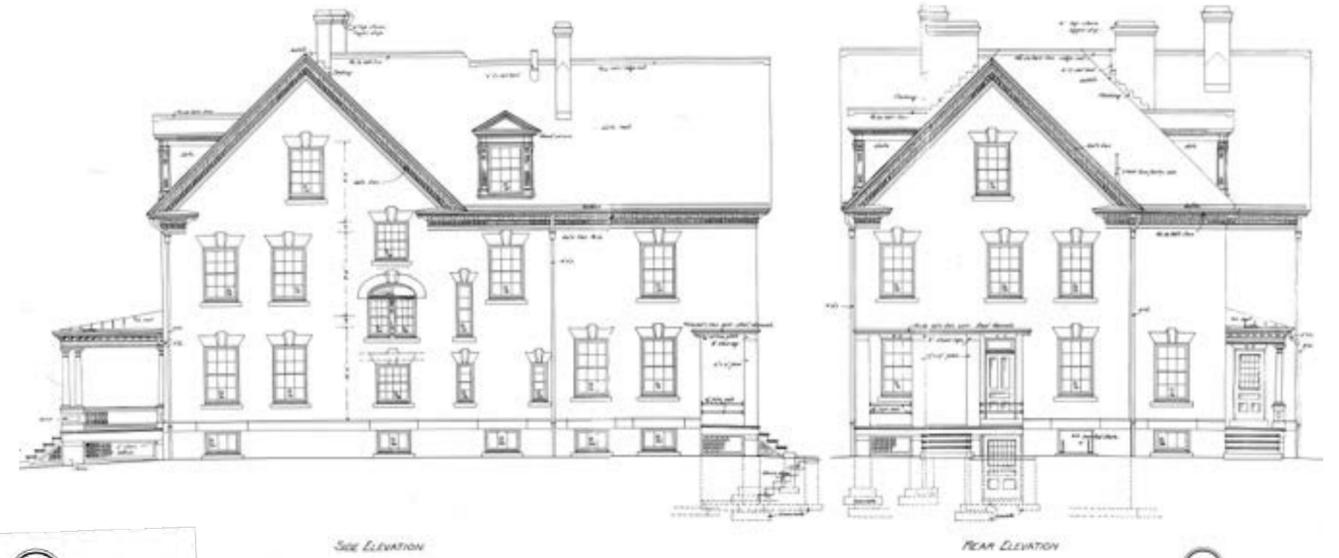
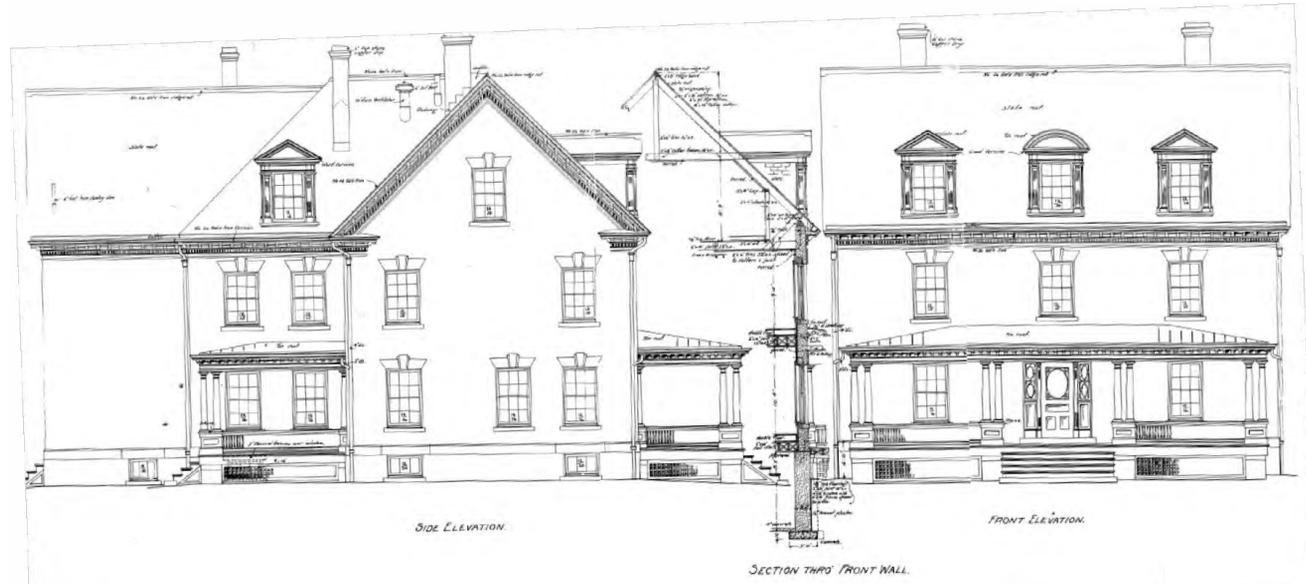
# ORIGINAL DESIGN: #7



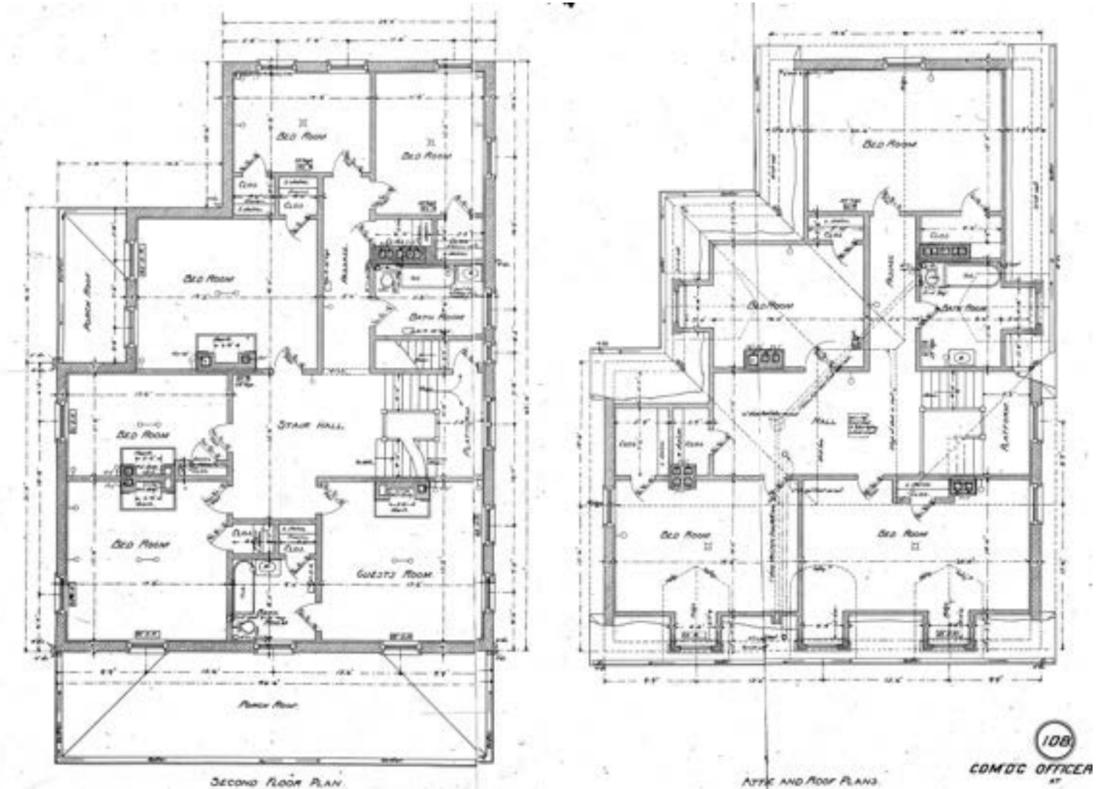
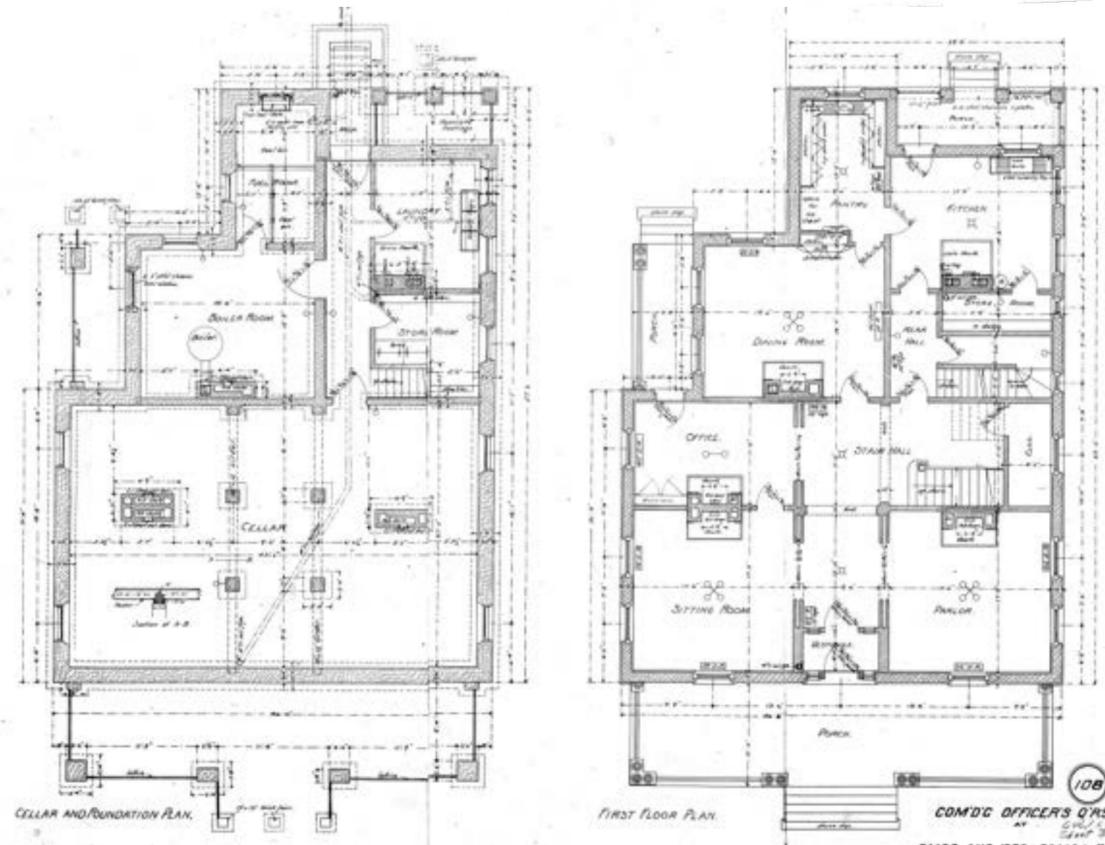
FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

# CONTEXT

# ORIGINAL DESIGN: #12



108  
COM'DG OFFICER'S Q'RS.  
AT  
FMCO. AUG. 1896. SCALE 1/4" = 1'-0"  
SHEETS SHEET NO. 1.



FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# EXISTING CONDITIONS

FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# Typical Deterioration

# EXTERIOR



FORT HANCOCK BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN – Existing Conditions

# Typical Deterioration

# INTERIOR



FORT HANCOCK BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN – Existing Conditions

# PRESERVATION PLAN

Informed by the 2003 Environmental Assessment prepared by NPS  
and by the 2014 Environmental Impact Statement prepared by NPS

FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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# CHARACTER DEFINING FEATURES

## Colonial Revival Style

# Exterior Character Defining Features

# Exterior



# MASONRY

- Consistency of Construction Materials and Assemblies throughout Officers' Row and other late 1800's buildings.
- Brickwork: Buff colored brick and white mortar joints, decorative brick lintels.
- Limestone: Windowsills and 1<sup>st</sup> Floor stringcourse.
- Fieldstone: Cellar rubble wall.
- Blue Stone: Cellar windowsills (also used for the sidewalk curb).

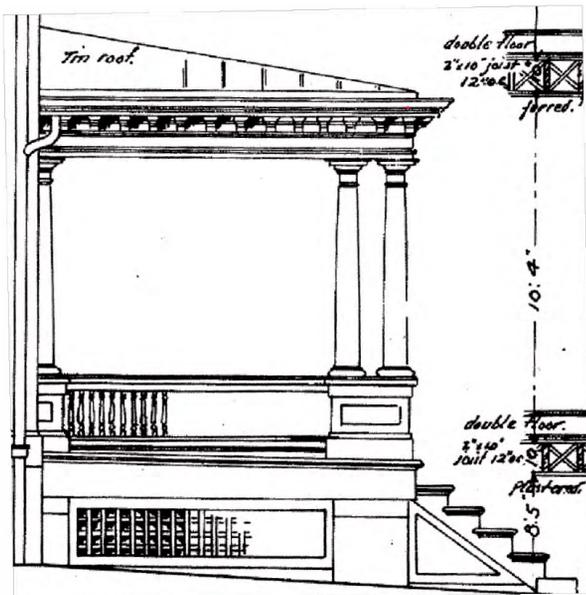
# Exterior



## FRONT PORCHES

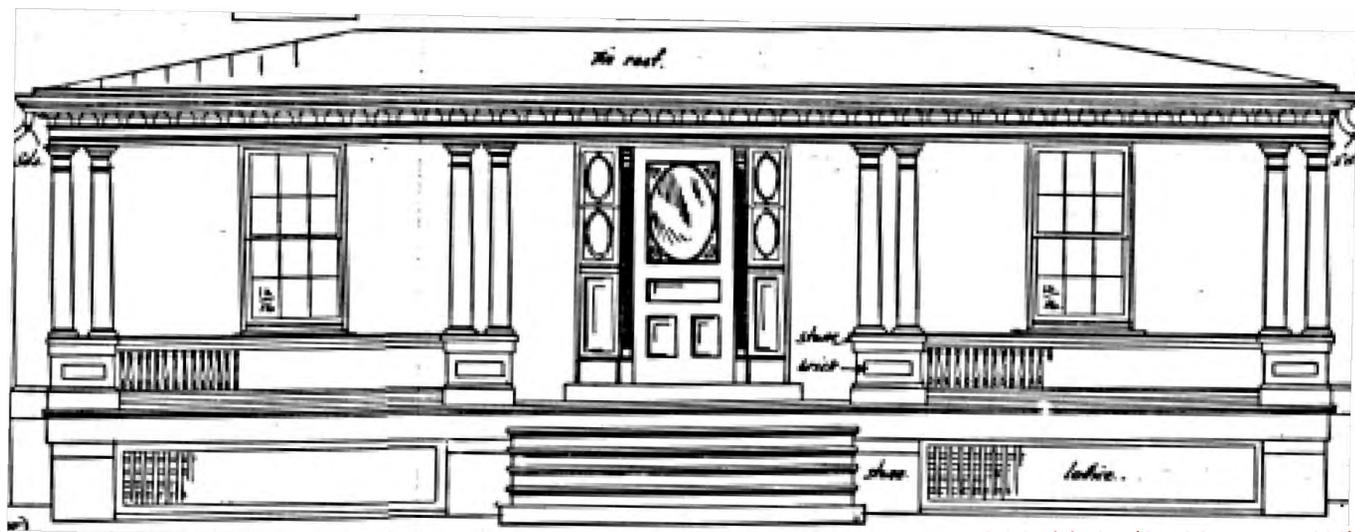
Existing Replacement Porch at Bldg 7.

- Open porch facing the Bay.
- Columns: Tuscan columns on brick masonry base.
- Stoop and balustrade.
- Lattice work at basement openings.
- Decorative cornice: Non-matching design.
- Tin roof: Recently replaced. New flashing provided.
- Painted woodwork: White and/or green (historic paint color TBD).



Back porch cornice reference @ #12

# Exterior



Original design (QMGO, August 1896)

## FRONT PORCHES

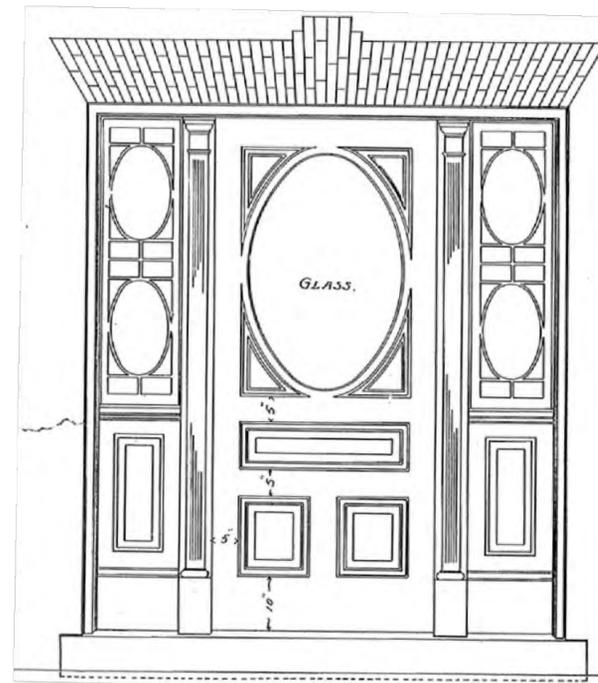
Existing Replacement Porch at Bldg 12.

- Open porch facing the Bay.
- Columns: Tuscan columns on brick masonry base.
- Stoop, balustrade and lattice work: Missing.
- Decorative cornice: Non-matching design.
- Tin roof: Failing replacement metal sheet roof and flashing.
- Painted woodwork: White and/or green.

# Exterior



# FRONT DOORS



Front door  
Original design (QMGO, August 1896)

Replacement front door at building 7.  
*Possibly implemented after a fire in the 1940's.*  
*Unique typology.*

- Wood Door: Replacement door.
- Non-matching Design: Symmetry, all wood molded panels.
- Painted Wood: Non-matching color.

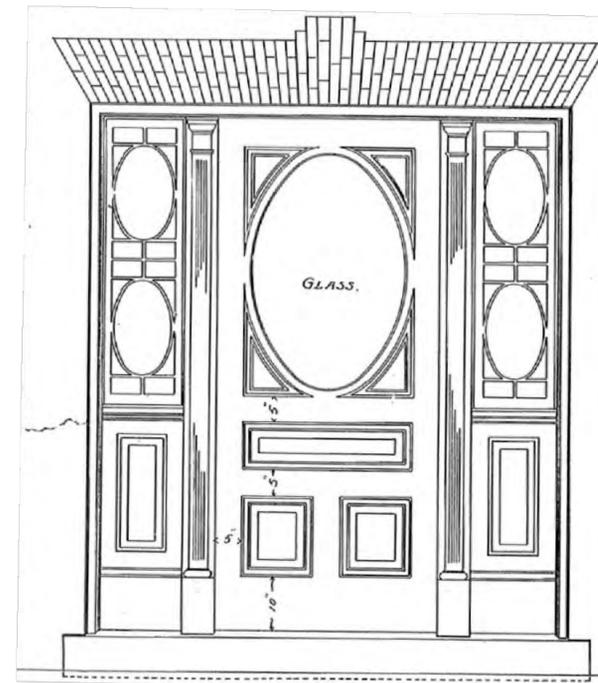
*Original design*

- *Implemented at all other Officers' Row residences.*
- *Symmetrical design.*
- *Alternance of rectangular wood panels and oval glass panels.*
- *Fine wood moldings.*

# Exterior



# FRONT DOORS



Front door  
Original design (QMGO, August 1896)

Front door at building 12.

- Wood Door: Matching the original design.
- Glass Panels: Single-pane glass.
- Painted Woodwork.

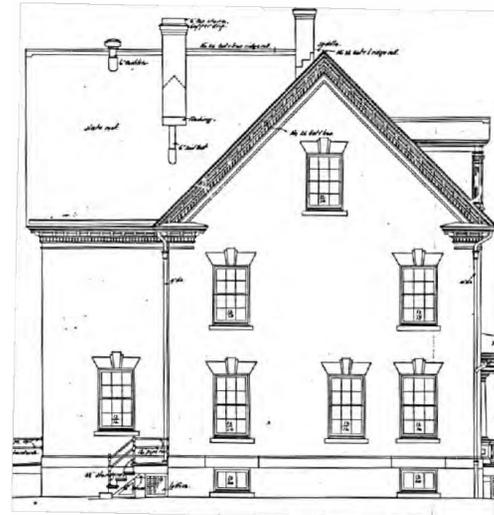
*Original design*

- *Implemented at all other Officers' Row residences.*
- *Painted woodwork: White or green.*

# Exterior



#7: North elevation



Original design (QMGO, August 1896)



#12: North elevation



Original design (QMGO, August 1896)

## WOOD WINDOWS

Windows bays and location.

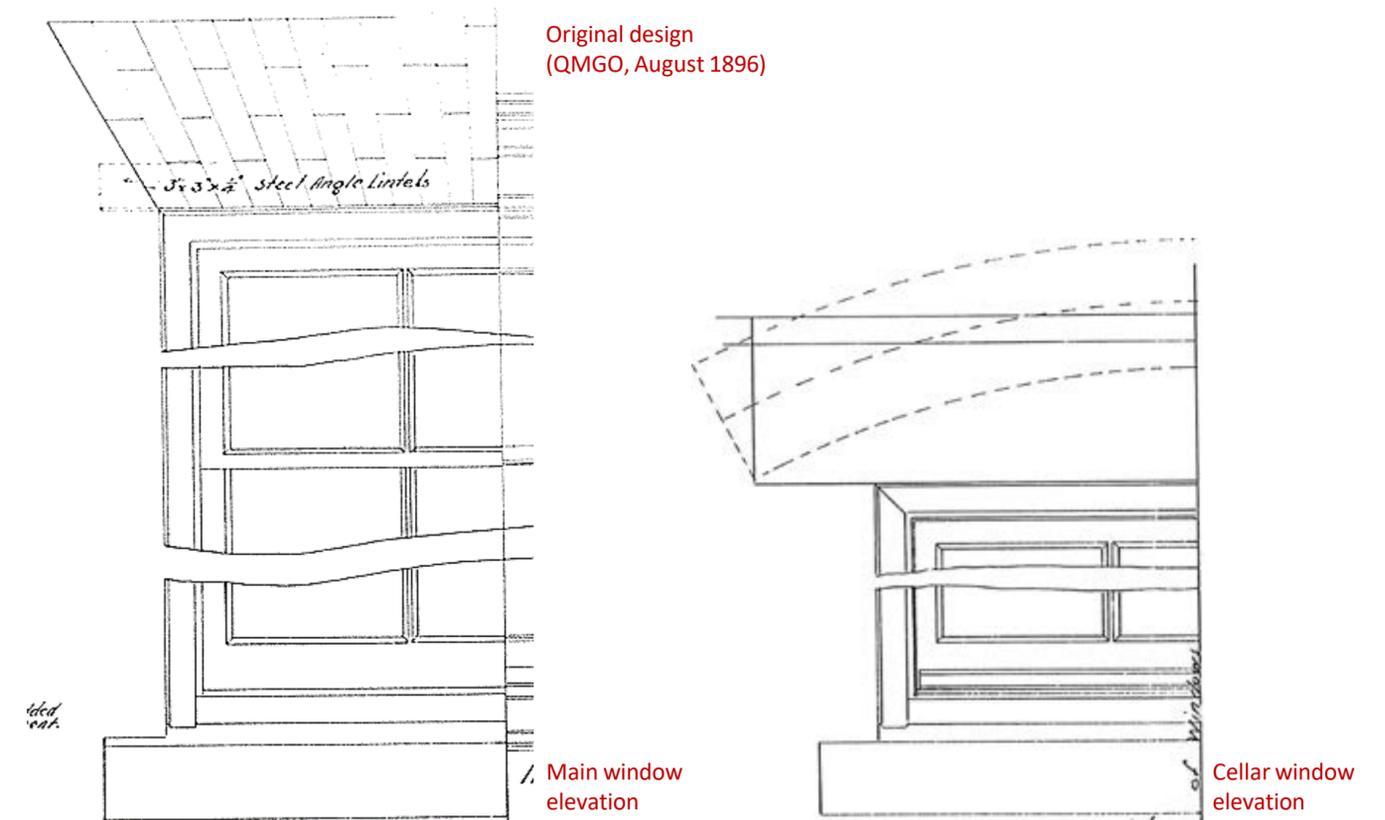
- Design: Comparable for both building types.
- Windows locations at building 7: Matching
- Windows locations at building 12: Non-matching. One blocked window.

*Replacement brick masonry at window location, as well as interior alterations.*

# Exterior



# WOOD WINDOWS



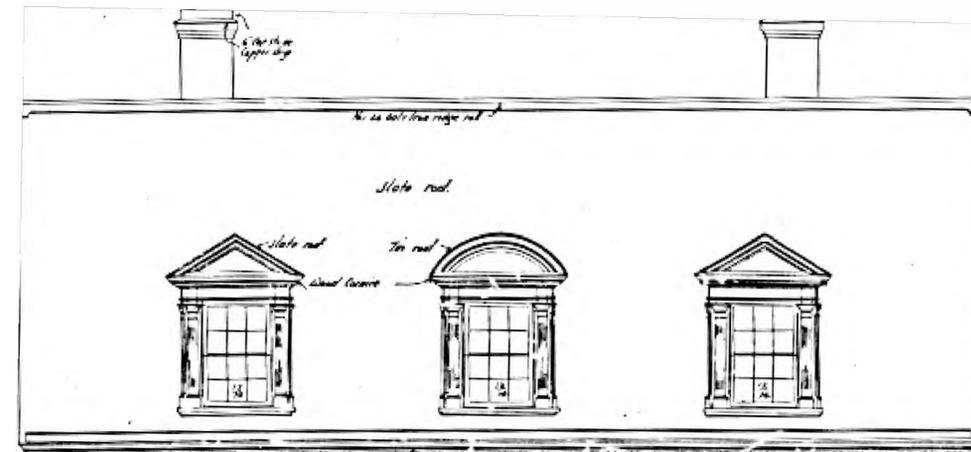
- Windows: Mostly 6/6 double-hung wood windows, including at dormers.
- Cellar Windows: In-swing awnings.
- Glazing: Single panes.



# Exterior



# SLOPED ROOF

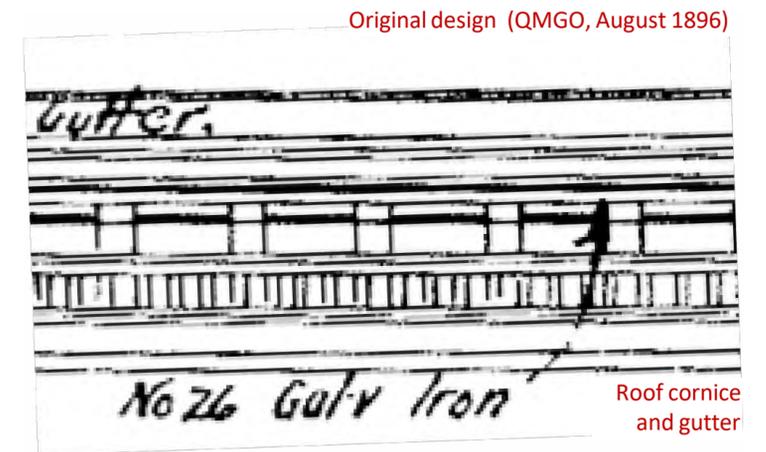
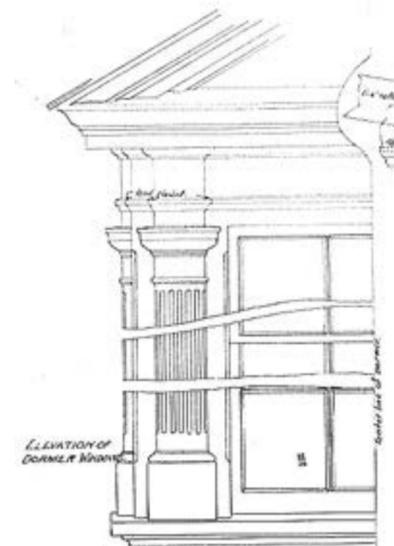


- Roof profile (gables with dormers).
- Pedimented dormers.
- Roof material: Originally slate, consistently replaced with asphalt shingles.
- Chimneys: Yellow brick masonry with non-original PVC flue terminals.

# Exterior



# ROOF DECORATIVE FEATURES



- Woodwork at pedimented dormers  
*Presumably originally painted.*
- Sheet metal cornice along the eaves. Originally galvanized iron.  
*Horizontal components removed.*
- Gutter and downspouts: Built-in copper gutters and round copper leaders.

# Exterior

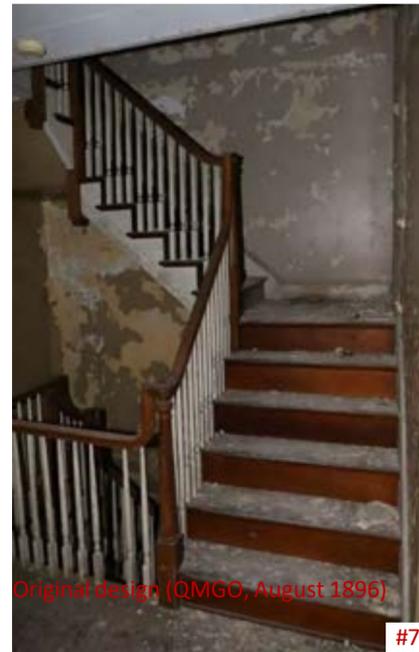


# GARAGES

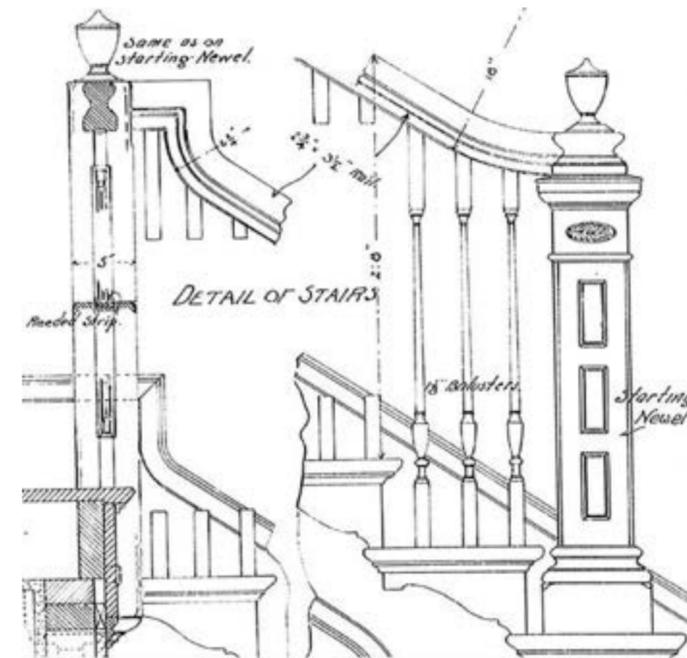
- Non-original: Added in the 1930-40's at south façade of multiple Officers' Row buildings.
- Flat roof: Missing.
- Masonry openings: Large garage door (missing) and bay-facing window (missing).
- Masonry work: Brickwork and windowsills similar to the original main buildings.

# Interior Character Defining Features

# Interior



# STAIR HALLS



Stairs detail  
Original design (QMGO Aug. 1896)



- Open switchback design: Open main stairwell with large landings.
  - Historical woodwork: railings, banisters and stair assembly.
- #7: Non-original replacement stairs and woodwork (post 1940's fire).*
- #12: Original or matching first flight of stairs.*

# Interior



# CEILINGS

- Plaster ceilings: At most interiors.
- Pressed tin ceilings: At kitchen and pantry.
- Wood ceilings: Clapboard ceilings at the porches.



# Interior



#12

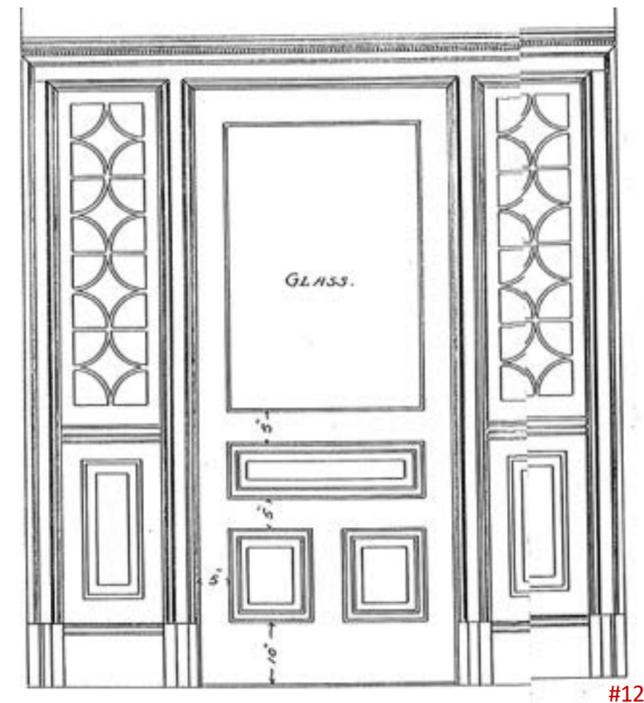
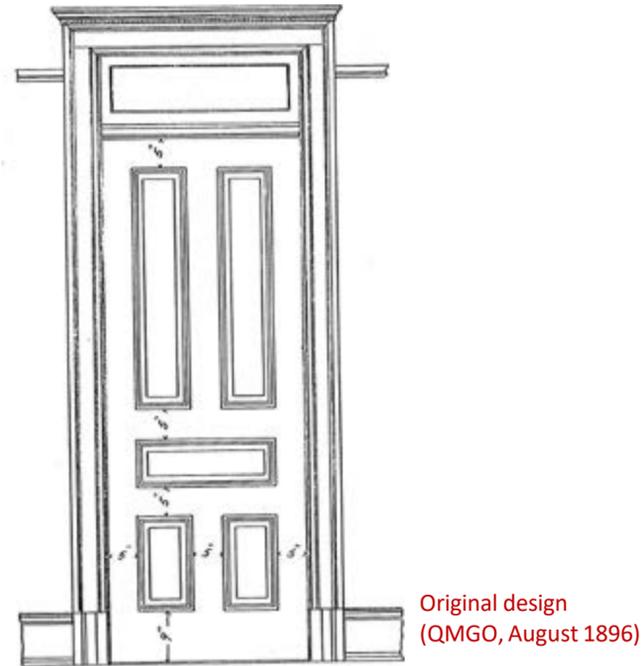
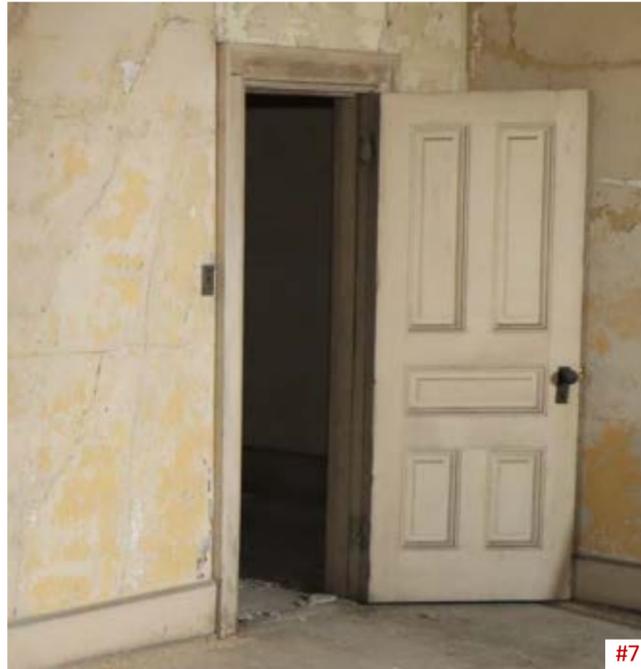
#12

## FLOORS

- Hardwood floor: Living rooms and bedrooms.
- Small hexagonal marble tiles: Bathrooms.

*The hexagonal tiles observed in bathrooms at Building #7 might not be original, However, they may be deemed a character-defining feature.*

# Interior



## WOOD DOORS

- Vestibule doors: Wood and glass design, complementing the main entrance door.

*Original / matching at #12. Vestibule removed at #7.*

- Interior swing doors.

*Original / matching at #7 in the bedroom.*

- Pocket doors.

*Removed at #7 and #12.*

# Interior



# MILLWORK



- Trims
- Crown moldings
- Baseboards
- Wainscoting *only in #12, not in #7.*

*Non-original millwork observed on first floors. Mention of noticeable original wainscoting in #12 bathroom.*



# Interior



## FIREPLACES

- Found on the first and second floors.
- White marble fireplace mantels and shelves.
- Carved stone surrounds and stone key, with brick and/or cast-iron firebox opening surrounds.
- Marble hearths with perimeter wood trims.

*Different designs depending on the building and altered areas.*

*Note the non-original golden marble fireplace at #12.*

# Interior



# RADIATORS

- Cast iron steam radiators.  
*Some original radiators remaining at #7 and #12.*

# Landscape Character Defining Features

# Landscape



FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN – Character Defining Features

# BAY VIEWS



Unobstructed views across Sandy Hook Bay:

- Between buildings.
- From front porches.
- Also, from front façade windows.

# INTERVENTION PRINCIPLES

# General Project Guidelines

# Project Guidelines

# SECRETARY OF THE INTERIOR'S STANDARDS

1. Preserve original materials: Minimal intervention.
2. Retain changes that occurred over time: Evaluation of acquired use value and/or historic significance.
3. Preserve distinctive features.
4. Repair vs Replace: Repair if possible. Replace in-kind if needed.
5. Implement non-injurious treatments: Gentle, protective and reversible.
6. Design new work to be compatible with & differentiated from existing.
7. Integrate reversible new work.
8. Adapt for energy conservation: Impact evaluation.
9. Base restoration on historical evidence: Field and documentation evidence to identify historic feature.
10. Retain historical use of property: Use continuity.

# Proposed Intervention Principles

# Interventions Principles

# PROJECT SPECIFICATIONS

	GENERAL	EXTERIOR	INTERIOR
Restore/Retain/ Rebuild	<ul style="list-style-type: none"><li>• Bay views</li><li>• Residential use</li></ul>	<ul style="list-style-type: none"><li>• Masonry brick walls, limestone windowsills &amp; stringcourse</li><li>• Front porches</li><li>• Roof configuration</li></ul>	<ul style="list-style-type: none"><li>• Fireplaces</li><li>• Interior doors</li></ul>
Replace In-Kind <i>(Potentially with non-original materials)</i>		<ul style="list-style-type: none"><li>• Roof membrane</li><li>• Roof decorative features</li></ul>	<ul style="list-style-type: none"><li>• Floors</li><li>• Tin ceilings</li></ul>
Replace <i>With acceptable substitutes</i>		<ul style="list-style-type: none"><li>• Exterior doors &amp; windows <i>For energy conservation purposes</i></li></ul>	<ul style="list-style-type: none"><li>• Interior partitions finishes &amp; plaster ceilings</li><li>• Millwork</li><li>• Cabinetry <i>As part of the new work</i></li><li>• Building systems</li></ul>
Rehabilitate		<ul style="list-style-type: none"><li>• Garages</li></ul>	<ul style="list-style-type: none"><li>• Stair landings</li><li>• Hallways</li></ul>
Remove			<ul style="list-style-type: none"><li>• Steam radiators</li></ul>

# SCHEMATIC DESIGN

FORT HANCOCK - BUILDINGS 7 & 12  
PRESERVATION PLAN & SCHEMATIC DESIGN

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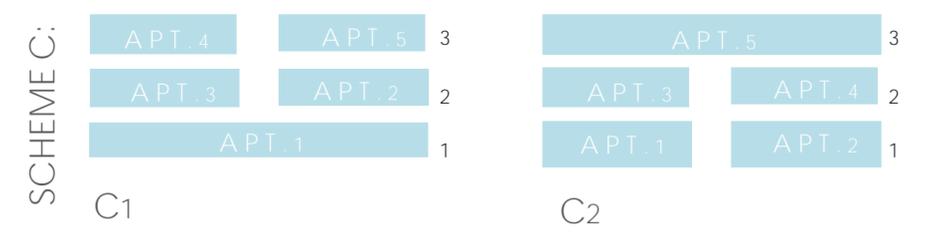
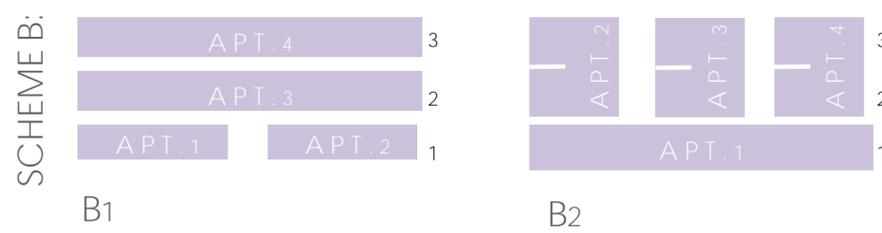
# SCHEME OPTIONS OVERVIEW

FORT HANCOCK - BUILDINGS 7 & 12  
SCHEMATIC DESIGN

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# CONCEPTUAL DESIGN

# APARTMENT TYPOLOGIES



TOTAL NO. OF APARTMENTS:

3

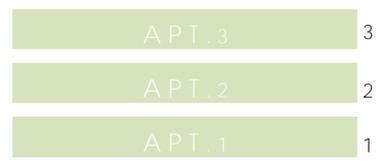
4

5

# BUILDING 7

# SCHEME B

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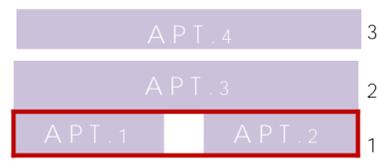


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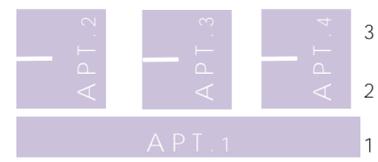


A2

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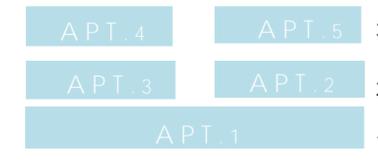


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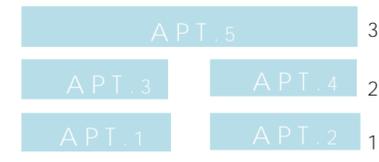


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SCHEME C:



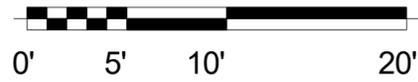
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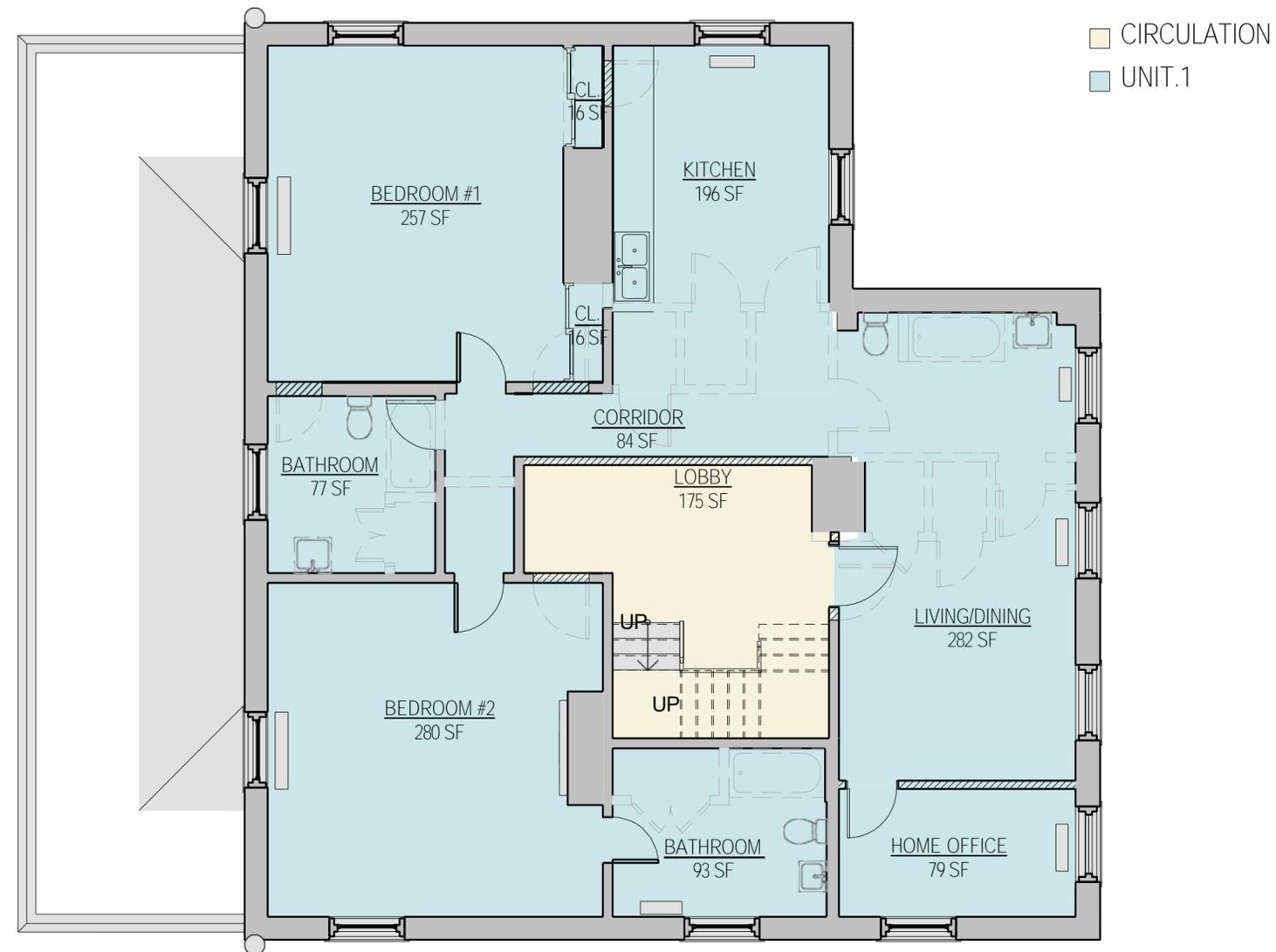


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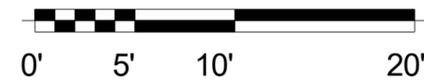


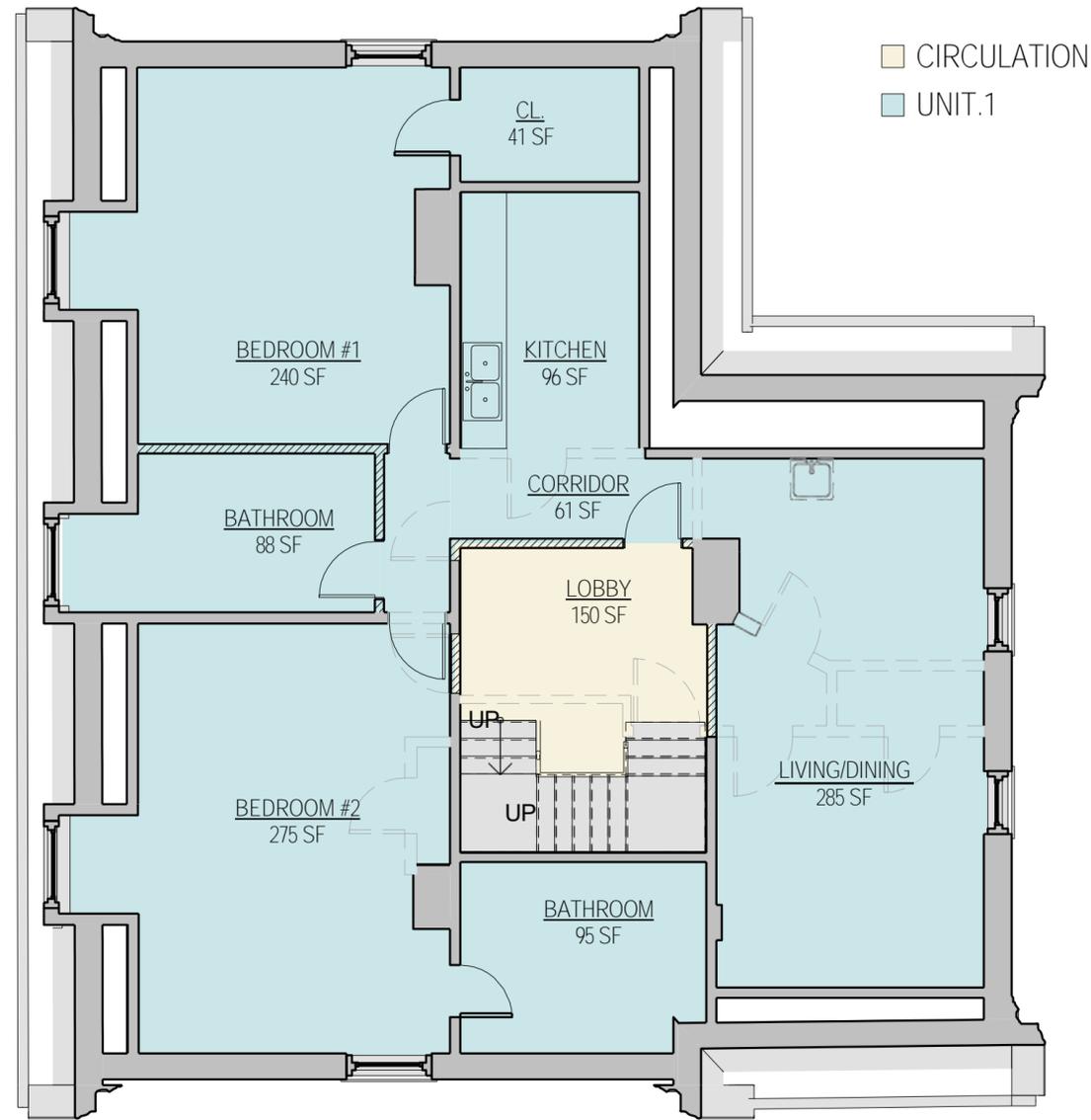
① **First Floor Plan**  
1/8" = 1'-0"



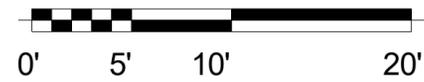


① **Second Floor Plan**  
 1/8" = 1'-0"





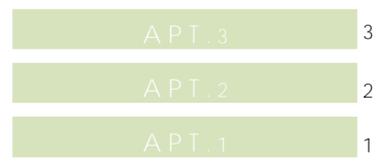
① Third Floor Plan  
1/8" = 1'-0"



# BUILDING 7

# SCHEME C

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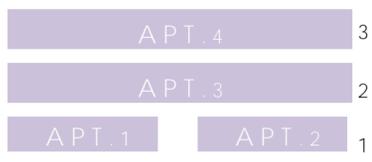


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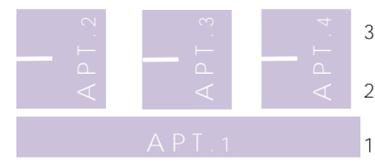


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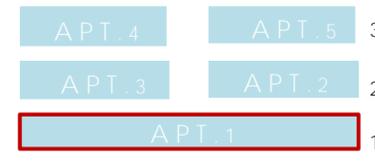


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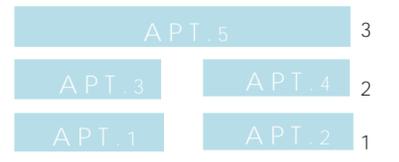


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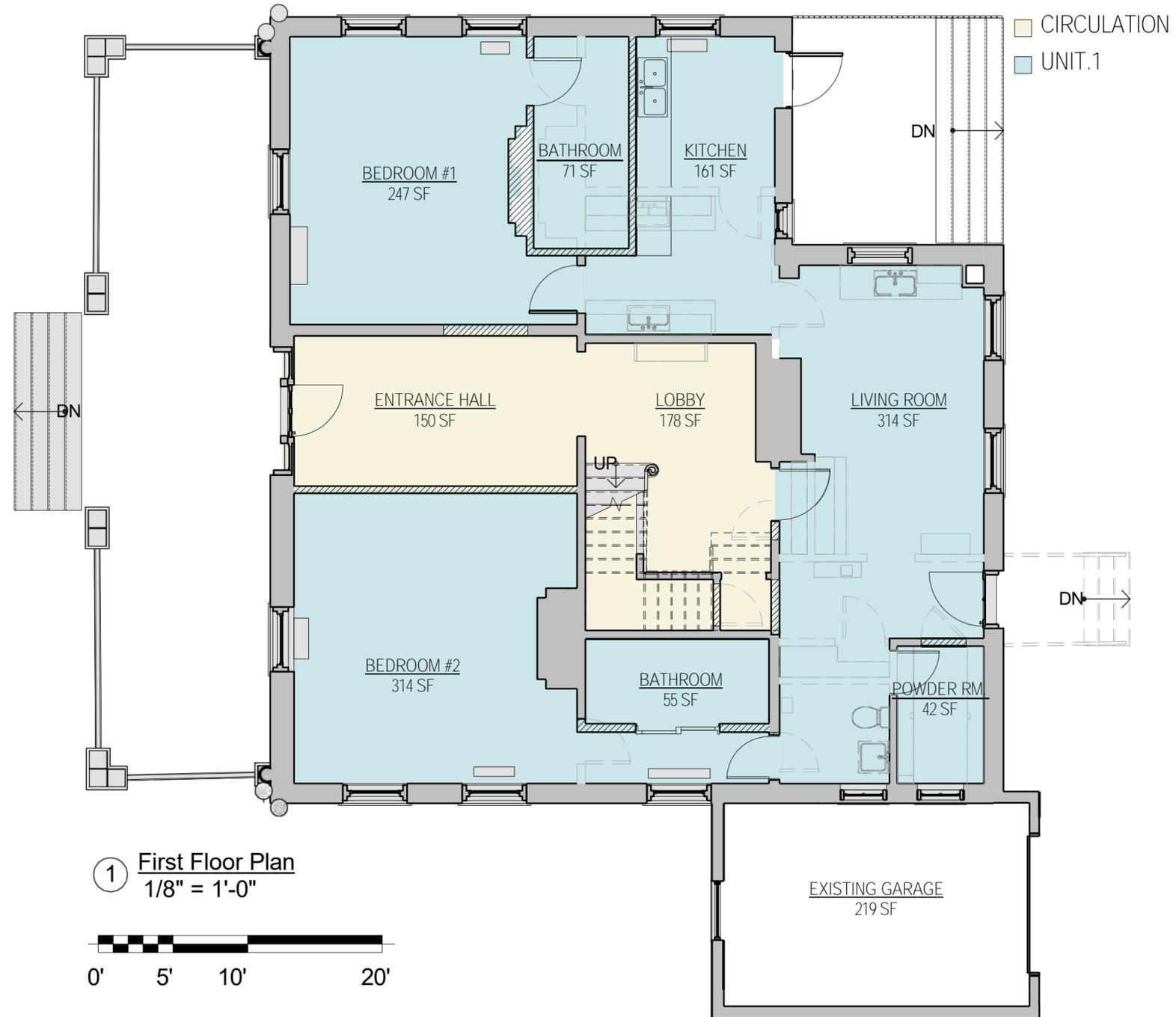
SCHEME C:

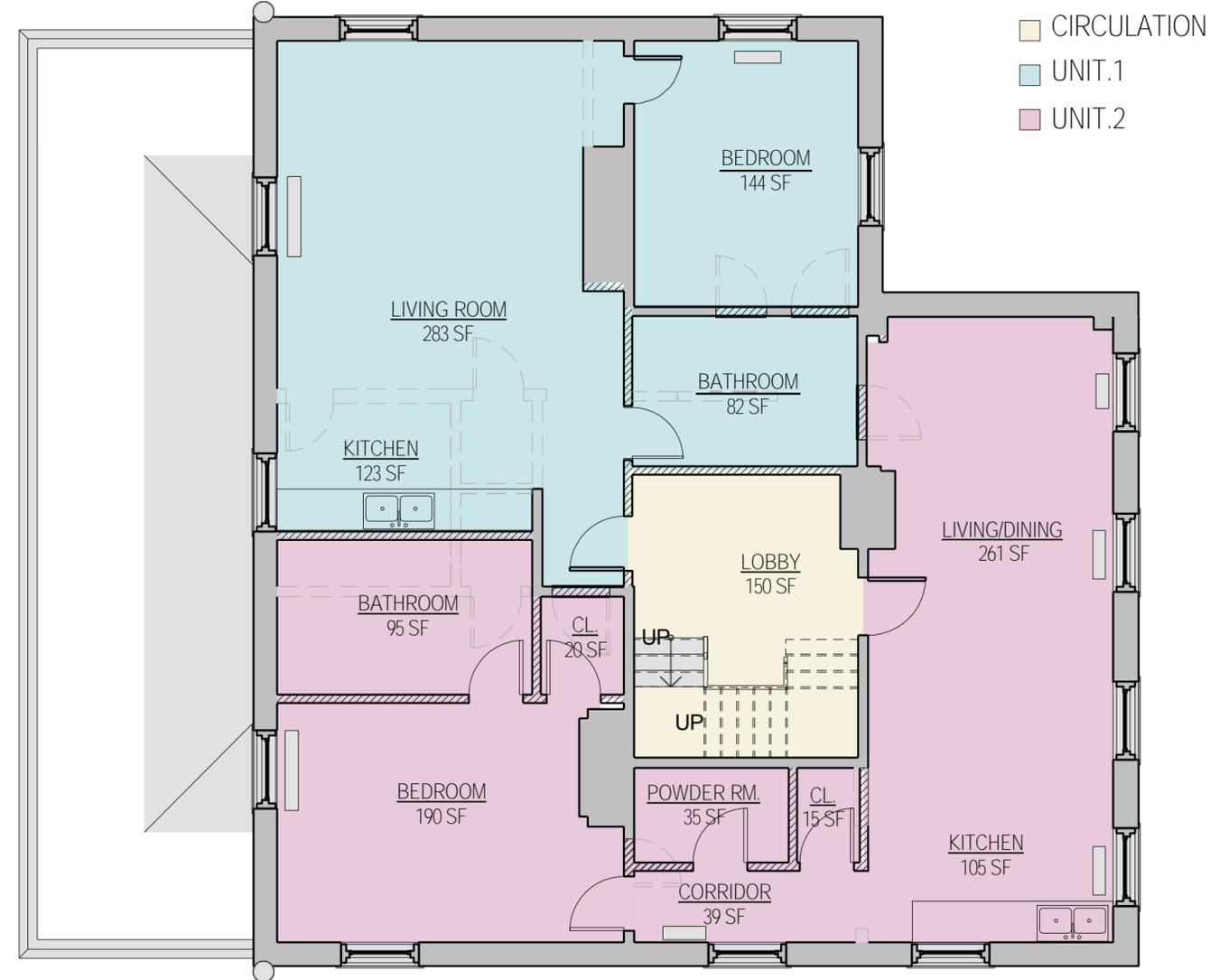


C1



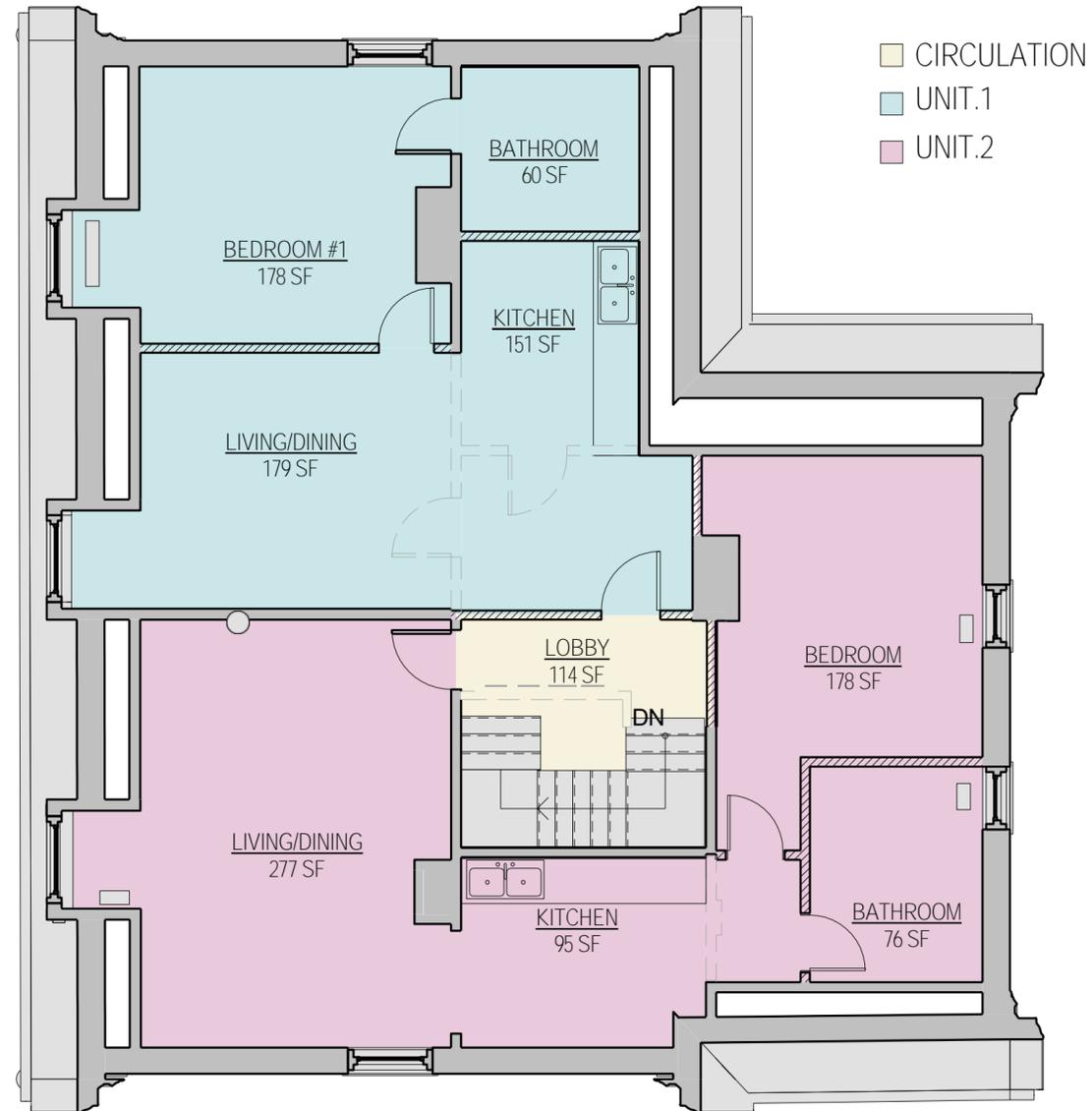
C2





① **Second Floor Plan**  
1/8" = 1'-0"





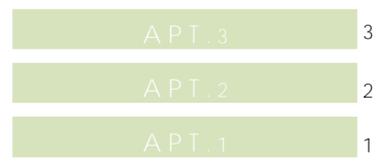
① Third Floor Plan  
1/8" = 1'-0"



# BUILDING 12

# SCHEME B

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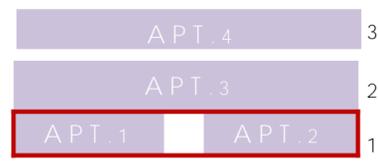


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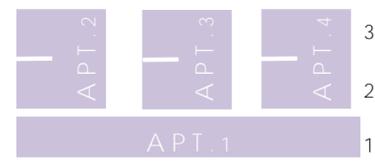


A2

SCHEME B:

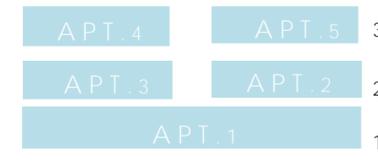


B1

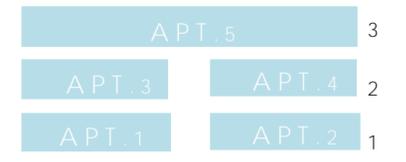


B2

SCHEME C:



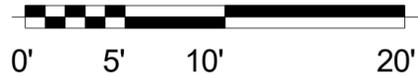
C1

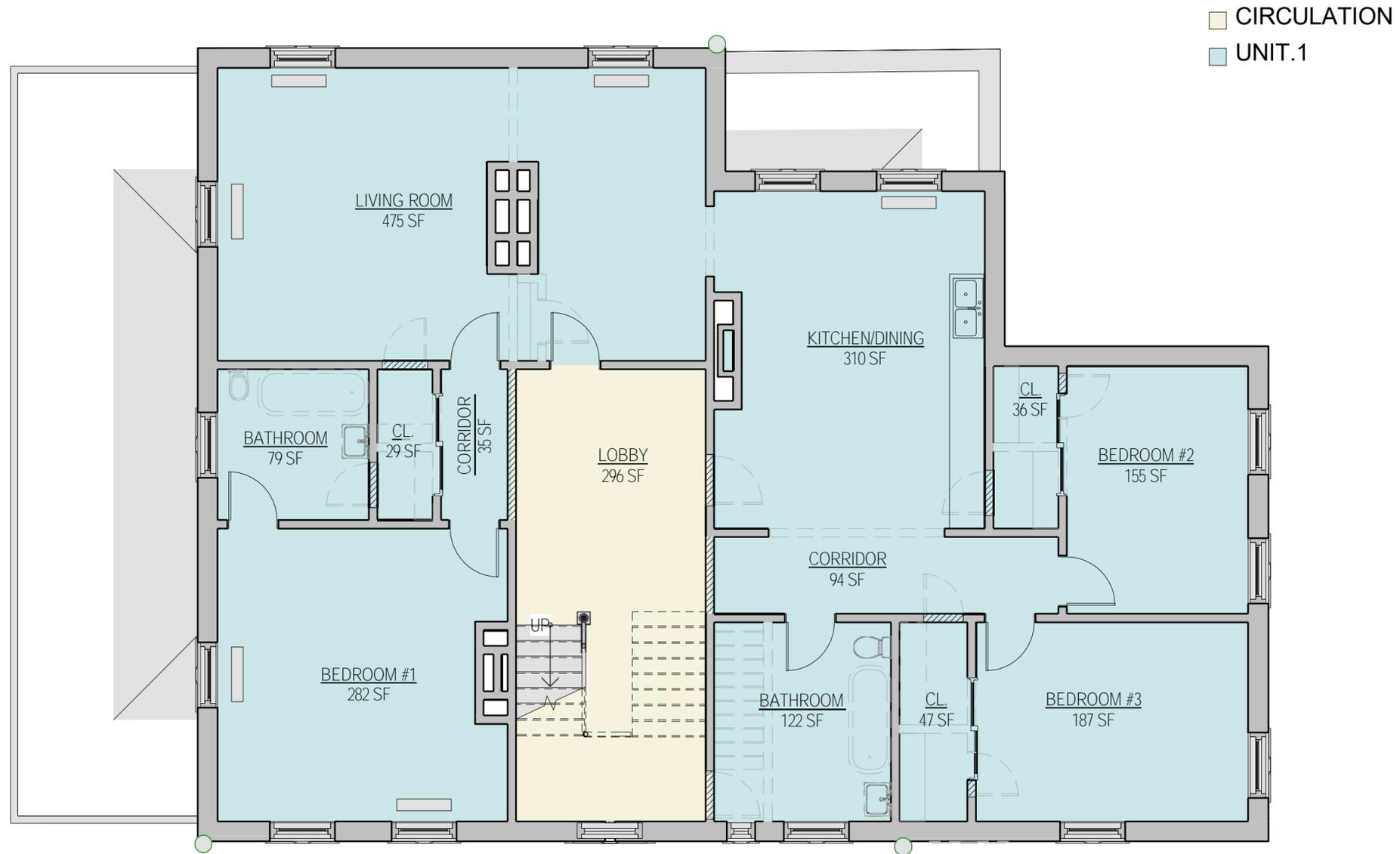


C2

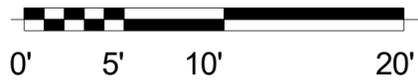


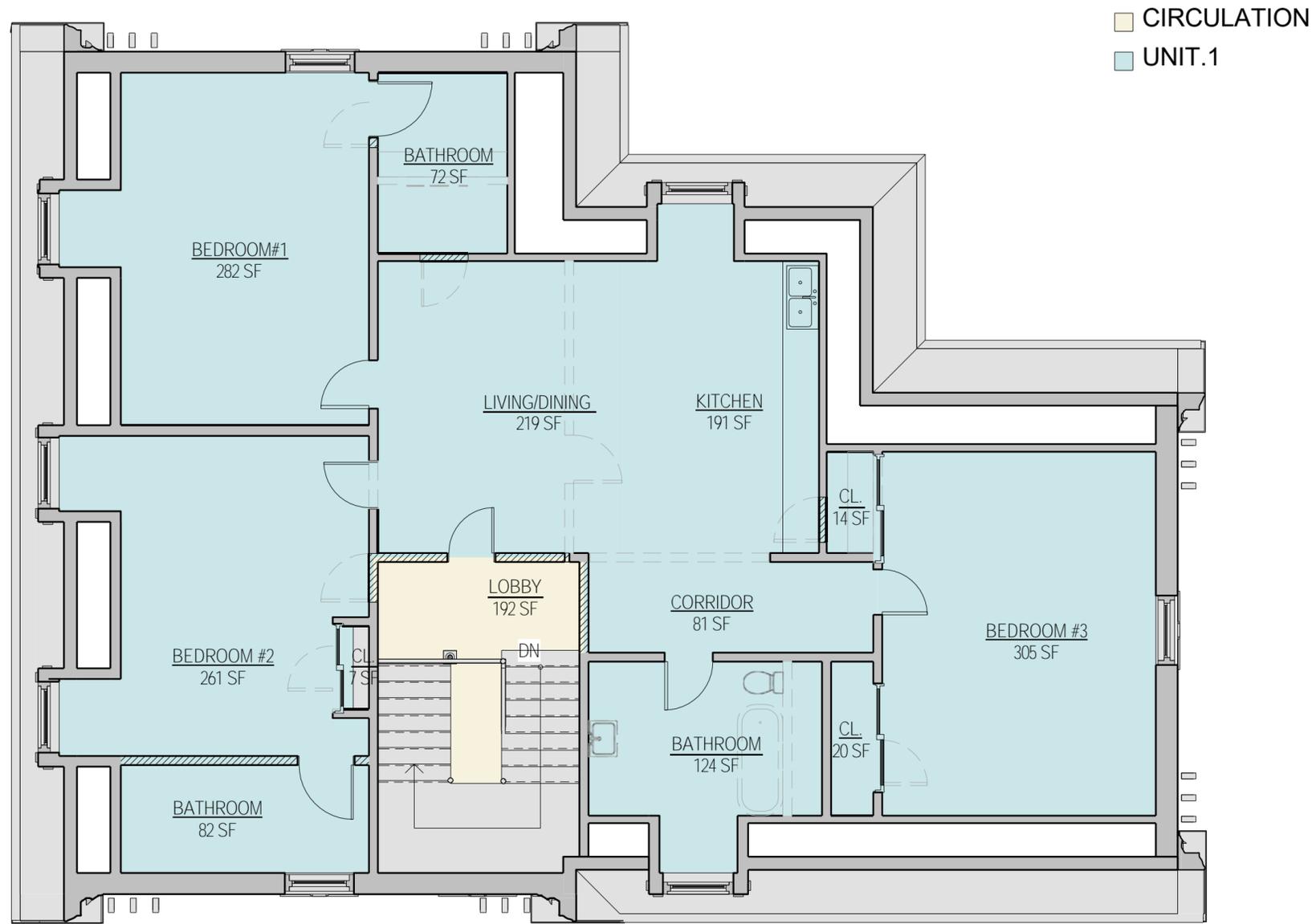
① **First Floor Plan**  
1/8" = 1'-0"





① **Second Floor Plan**  
1/8" = 1'-0"





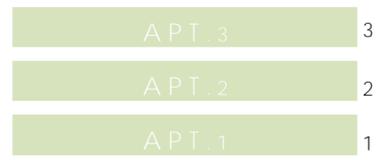
① Third Floor Plan  
1/8" = 1'-0"



# BUILDING 12

# SCHEME C

SCHEME A:



A1

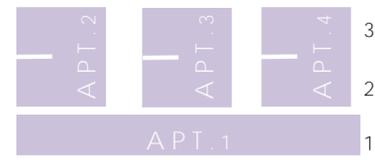


A2

SCHEME B:

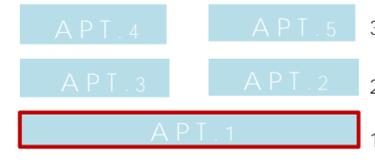


B1

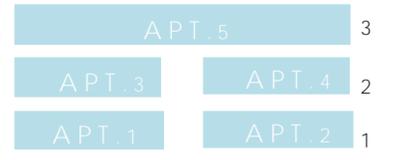


B2

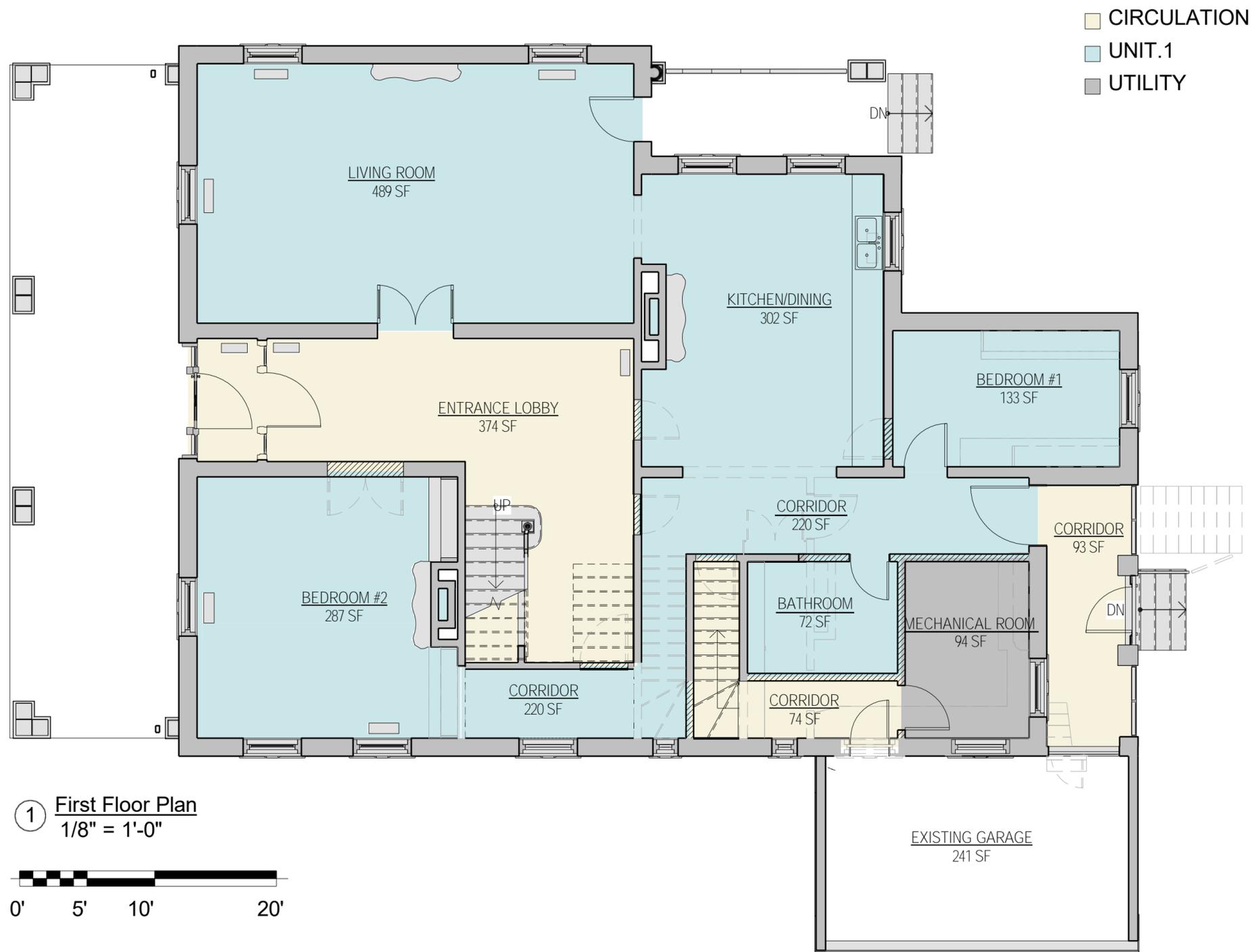
SCHEME C:

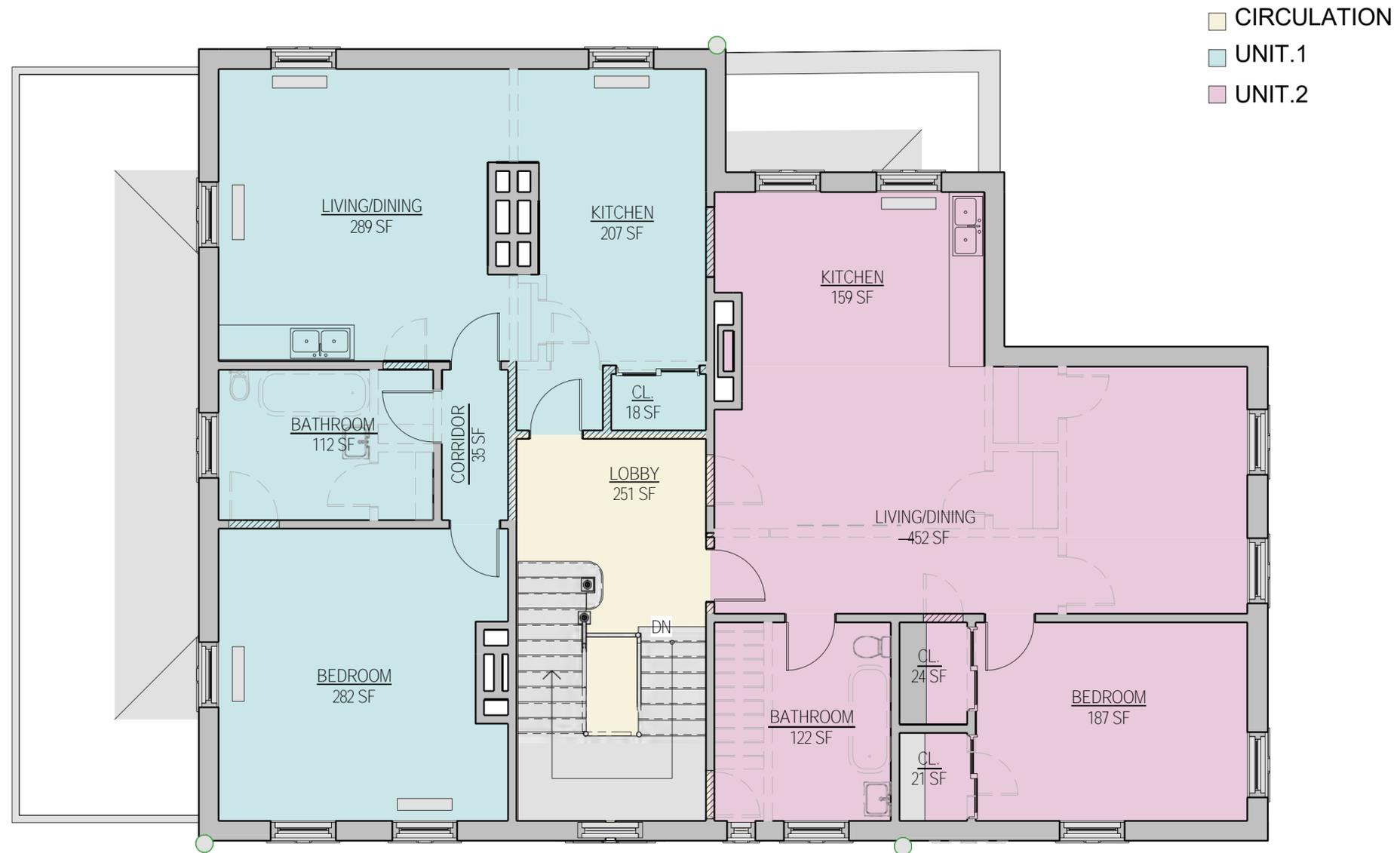


C1

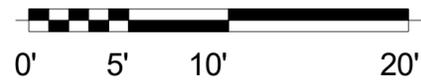


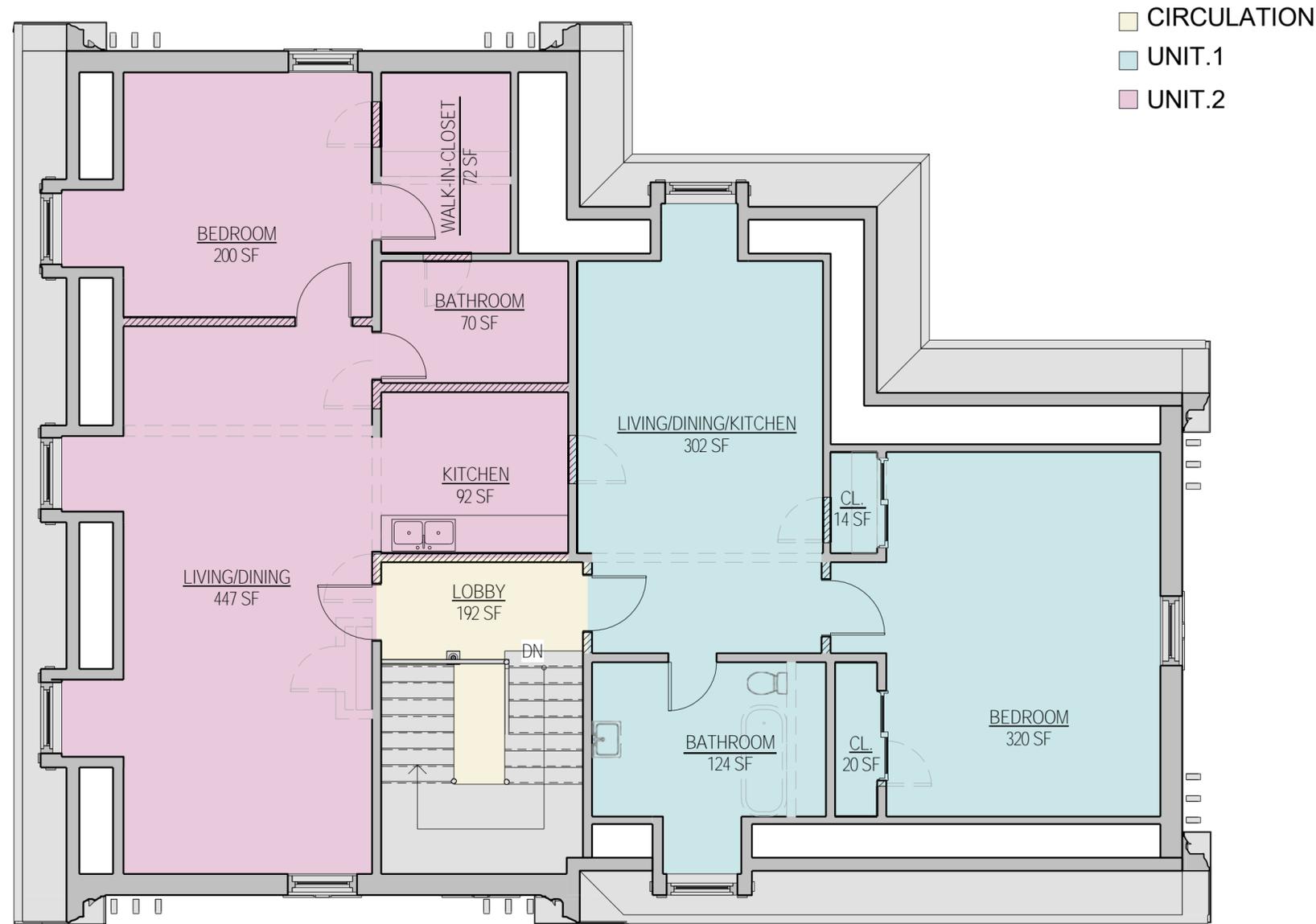
C2





① **Second Floor Plan**  
1/8" = 1'-0"





① **Third Floor Plan**  
1/8" = 1'-0"

